

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
NOVEMBER 3, 2004  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 5<sup>th</sup> floor of the City Administration Building, located at 202 C Street, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ADLs) are required, please contact the Disability Services Coordinator at 619-236-5679 at least five (5) working days prior to the meeting to ensure availability. **Those items with an asterisk (\*) will include consideration of the appropriate environmental document.***

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: Ken Teasley**

ITEM-1:     **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**

ITEM-2:     **REQUESTS FOR CONTINUANCES.**

ITEM-3:     **ITEMS TO BE PLACED ON CONSENT AGENDA.**

ITEM-4:     **TORREY HILL CENTER MAP WAIVER - PROJECT NO. 45982**  
City Council District: 1; Plan Area: Torrey Hills

**STAFF:       John Fisher**

Approve, conditionally approve, or deny an application to waive the requirements for a Tentative Map to create nine commercial lots on a 14.80 acre site where eight lots currently exist. No development is proposed with this application. Development of this site is governed by Planned Development Permit No. 2118 approved by the City Council on February 18, 2003. The project site is located on the **southeast corner of Carmel Mountain Road and East Ocean Air Drive** in the CN-1-2 zone within the Torrey Hills Community Plan in Council District 1. Report No. HO-04-166

**RECOMMENDATION:**

Approve.

HEARING OFFICER DOCKET OF NOVEMBER 3, 2004

ITEM-5: **COASTAL PRIDE TOWING – PROJECT NO. 42199**  
City Council District: 2; Plan Area: Midway

**STAFF: Cory Wilkinson**

Approve, conditionally approve, or deny an application to for a Conditional Use Permit to allow for an automobile impound storage facility on a 7,500 square foot site at **3146 Moore Street** in the CC-4-2 Zone within the Midway Pacific Highway Community Plan, North Bay Redevelopment Project Area, Airport Approach Overlay Zone, and Coastal Height Limit. Council District 2.  
Report No. HO-04-168

**RECOMMENDATION:**

Approve.

ITEM-6: **THOMAS JEFFERSON SCHOOL OF LAW – PERMIT NO. 98-0453**  
City Council District: 2; Plan Area: Uptown Community Plan Area

**HEARING OFFICER: Gary Geiler**

**STAFF: Bob Didion**

Consider whether there is sufficient evidence to determine that the Thomas Jefferson School of Law, located at **2120 and 2121 San Diego Avenue**, is in violation of conditions contained in Conditional Use Permit No. 98-0453 which authorized this use to operate at the referenced location. Based on determinations made at this hearing, a future public hearing for the purpose of revocation of Conditional Use Permit No. 98-0453 could be set for a future date.  
Report No. HO-04 170

**RECOMMENDATION:**

Revocation of CUP No 98-0453

ITEM-7: (will be requesting a continuance)  
**SAND BAR & GRILL– PROJECT NO. 5470**  
City Council District: 2; Plan Area: Mission Beach

**STAFF: John Fisher**

Approve, conditionally approve, or deny an application for a Variance to allow an enclosure for patio dining at six feet in height where the zoning regulations allow a maximum height of three feet. No additional development is proposed with this application. The project site is located at **718 Ventura Place** in the VC-S zone within the Mission Beach Planned District in the Mission Beach Community Plan in Council District 2. Report No. HO-04-172

**RECOMMENDATION:**

Deny

**ITEM-8: JONES RESIDENCE – PROJECT NO. 35557**

City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Variance from the underlying RS-7 zone requirements for driveway width (providing 9 feet where 12 feet is required) on a 0.126-acre site. This permit is also associated with a remodel to the existing residence and the construction of a new two-car garage at the back of the lot. The project is located at **927 Armada Terrace** in the RS-1-7 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone, and the Coastal Parking Impact Overlay Zone within the Peninsula Community Plan Area. Report No. HO-04-173

**RECOMMENDATION:**

Approve.

**ITEM-9: SANTA MONICA AVENUE MAP WAIVER – PROJECT NO. 33036**

City Council District: 2; Plan Area: Ocean Beach

**STAFF: Laila Iskandar**

Approve, conditionally approve, or deny an application for a Coastal Development Permit (CDP) and Map Waiver application to waive the requirements for a Tentative Map to convert four existing residential units to four condominiums on a 0.160-acre site. The property is located at 4617-4623 Santa Monica Avenue in the RM-1-1 Zone, the Coastal Overlay Zone (non-appealable area), the Coastal Height Limit Overlay Zone within the Ocean Beach Community Plan Area.

**RECOMMENDATION:**

Approve.